

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Memphis

State: TN

PJ's Total HOME Allocation Received: \$82,456,491

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
				PJs in State: 8			
Program Progress:							
% of Funds Committed	89.15 %	89.68 %	4	90.66 %	31	38	
% of Funds Disbursed	79.24 %	80.75 %	6	81.06 %	31	31	
Leveraging Ratio for Rental Activities	1.58	1.55	2	4.62	13	24	
% of Completed Rental Disbursements to All Rental Commitments***	84.26 %	82.70 %	6	81.27 %	38	28	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.67 %	76.04 %	1	68.23 %	76	68	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.86 %	63.68 %	3	79.86 %	80	69	
% of 0-30% AMI Renters to All Renters***	62.27 %	42.53 %	3	44.82 %	91	81	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.51 %	69.50 %	7	94.65 %	24	24	
Overall Ranking:			In State:	1 / 8	Nationally:	53	56
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,682	\$13,719		\$25,419	493 Units	15.20 %	
Homebuyer Unit	\$11,196	\$12,238		\$14,530	1,686 Units	51.90 %	
Homeowner-Rehab Unit	\$24,501	\$24,422		\$20,251	765 Units	23.60 %	
TBRA Unit	\$10,455	\$10,320		\$3,156	304 Units	9.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$50,542	\$37,735	\$28,869
State:*	\$41,243	\$68,207	\$31,921
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	9.3	6.0	1.6	16.1
Black/African American:	90.2	93.0	98.2	82.9
Asian:	0.0	0.1	0.0	0.0
American Indian/Alaska Native:	0.2	0.1	0.0	1.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	0.2	0.4	0.3	0.0
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HOUSEHOLD SIZE:

1 Person:	45.8	18.7	41.0	36.2
2 Persons:	36.2	45.7	28.5	16.8
3 Persons:	10.8	18.3	14.5	15.8
4 Persons:	2.8	9.6	6.9	15.1
5 Persons:	2.6	5.2	4.4	8.6
6 Persons:	1.3	1.8	1.8	4.3
7 Persons:	0.2	0.6	1.0	2.0
8 or more Persons:	0.2	0.2	1.6	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	60.5	23.1	13.5	58.2
Elderly:	20.6	36.1	63.3	1.0
Related/Single Parent:	17.1	27.4	15.9	37.5
Related/Two Parent:	1.1	8.8	6.1	2.3
Other:	0.7	4.5	1.2	1.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	28.0	0.1 [#]
HOME TBRA:	1.1	
Other:	32.1	
No Assistance:	38.8	

of Section 504 Compliant Units / Completed Units Since 2001 224

* The State average includes all local and the State PJs within that state

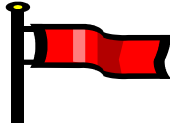
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 53
(Percentile)
State Rank: 1 / 8 PJs Overall Rank: 56
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	84.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	80.67	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	93.51	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.64	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

